



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION AGENDA

**\*\* NOTE MEETING DAY CHANGE \*\***

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.**  
**STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

**Thursday, June 24, 2010**

**David Gebhard Public Meeting Room: 630 Garden Street**

**1:30 P.M.**

**COMMISSION MEMBERS:**

SUSETTE NAYLOR, *Chair*  
DONALD SHARPE, *Vice-Chair*  
ROBERT ADAMS  
LOUISE BOUCHER  
MICHAEL DRURY  
FERMINA MURRAY  
ALEX PUJO  
CRAIG SHALLANBERGER  
PHIL SUDING

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:**

MICHAEL SELF

**PLANNING COMMISSION LIAISON:** STELLA LARSON

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
JAKE JACOBUS, Urban Historian  
SUSAN GANTZ, Planning Technician  
GABRIELA FELICIANO, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**PLEASE BE ADVISED**

The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants **arrive 15 minutes early**. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.

The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.

All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.

The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.

Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.

Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc). Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

**LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

- A. That on Friday, June 18, 2010, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast can also be seen via personal computer by going to [www.santabarbaraca.gov/Government/Video](http://www.santabarbaraca.gov/Government/Video) and then clicking *City TV-18 Live Broadcast*. An archived video copy of this meeting will be viewable on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking *Online Meetings*.

**GENERAL BUSINESS:**

- A. Public Comment:  
Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)
- B. Approval of the minutes of the Historic Landmarks Commission meeting of June 9, 2010.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**DISCUSSION ITEM****1. 2010 DESIGN REVIEW TRAINING #1: LESSONS FROM THE LAST BOOM IN CHICAGO**

**(1:45)** Staff: Heather Baker, Project Planner

(American Planning Association 45-minute recorded presentation followed by a 15-minute discussion. This is the first of a three-part series of City of Santa Barbara 2010 Design Review Trainings.)

Chicago experienced a residential boom in the 1990s and early 2000s. Many older industrial and commercial properties were converted to residential uses, and some of the city's old retail districts became mixed use neighborhoods. Although much of this new development was well designed and well received, the city was also struggling with a rash of residential teardowns. Topics covered include: converting storefronts to housing, rezoning of vacant industrial land, commercial and industrial loft conversions, church conversions, teardowns and height limit changes, townhouses, commercial strips, and special considerations for corners and boulevards. Former Chicago city planners Tom Smith and Mary Fishman focus on the "geography" of growth in Chicago and highlight the lessons learned through the city's successes and failures.

To preview this training, see: <http://www.planning.org/tuesdaysatapa/2009/aug.htm>

All Design Review board and commission members and the public are encouraged to attend these trainings as well:

Part 2: June 21st, 3:10 P.M. "**Enhancing Your Community Through Tree Preservation**" (First discussion item at SFDB.)

Part 3: "**The I Go Car Sharing Program**" (to be scheduled on an upcoming ABR agenda in June or July)

**PRELIMINARY REVIEW****2. 35 STATE ST**

HRC-2/SD-3 Zone

**(2:45)**

Assessor's Parcel Number: 033-102-004  
Application Number: MST97-00357  
Applicant: MF Santa Barbara, LLC  
Agent: Ken Marshall  
Architect: Designarc, Inc.  
Engineer: Penfield & Smith Engineers, Inc.  
Landscape Architect: Suding Design

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, **36**, and 118 **State Street**. The proposal includes 114 hotel units, nine timeshare units, 21,654 square feet of commercial floor area, and 243 underground and on-grade parking spaces.)

**(Preliminary Approval of Area "B" at 36 State Street is requested. The revised plan includes revisions to massing, architecture, and landscaping. City Council approved the project on December 11, 2001, and a Substantial Conformance Determination was issued by the City Administrator on April 19, 2010. Project requires compliance with City Council Resolution No. 01-103.)**

**PRELIMINARY REVIEW****3. 100 BLK E CARRILLO ST SEG ID 1509****(3:45)**

Assessor's Parcel Number: ROW-001-509  
Application Number: MST2008-00558  
Owner: City of Santa Barbara  
Applicant: Jessica Grant, City Project Planner  
Engineer: Penfield & Smith  
Landscape Architect: Arcadia Studio

(Proposed signal system upgrade at the intersection of Carrillo and Anacapa Streets. The proposal includes new signal poles with mast arms over Carrillo Street, curb extensions and directional ramps, pedestrian signals, relocation of the traffic control equipment cabinet, and landscaping improvements.)

**(Preliminary Approval of the project is requested. Previously granted Preliminary Approval expired on December 10, 2009.)**

**CONCEPT REVIEW - NEW****4. 26 CHAPALA ST**

R-4/SD-3 Zone

**(4:15)** Assessor's Parcel Number: 033-102-001  
Application Number: MST2010-00176  
Owner: Dario Pini  
Architect: Bryan Murphy

(Proposal for exterior alterations on an existing 5,602 square foot, 11-unit apartment complex. The proposal includes replacement of all existing windows, extending an existing balcony corridor, and a facade remodel. Staff Hearing Officer approval is requested for a zoning modification to allow an alteration within the required 10'-0" front setback on Mason Street. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved and reconfigured to comply with ADA. Coastal review is required for this parcel which is located within both the appealable and non-appealable jurisdictions of the Coastal Zone. Approval of this project will abate enforcement case ENF2010-00250.)

**(Comments only; Project requires Environmental Assessment and Staff Hearing Officer approval.)**

**FINAL REVIEW****5. 1900 LASUEN RD**

R-2/4.0/R-H Zone

**(4:45)** Assessor's Parcel Number: 019-170-022  
Application Number: MST2005-00490  
Owner: Orient Express Hotels  
Applicant: El Encanto, Inc.  
Agent: Suzanne Elledge Planning & Permitting Services  
Architect: Henry Lenny  
Business Name: El Encanto Hotel

(The project site has been designated a Structure of Merit. This is Phase II of the 2004 approved Master Plan for the El Encanto Hotel. Phase II includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and **Cottages 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29**. Phase I of the project was reviewed under MST99-00305.)

**(Preliminary and Final Approval is requested for revisions to Cottage 29 only. Previous final approval granted on October 4, 2006, has expired. Project requires compliance with Planning Commission Resolution No. 057-04.)**

**PRELIMINARY REVIEW****6. 1900 LASUEN RD**

R-2/4.0/R-H Zone

**(5:15)**

Assessor's Parcel Number: 019-170-022  
Application Number: MST2007-00140  
Owner: Orient Express Hotels  
Applicant: El Encanto, Inc.  
Agent: Suzanne Elledge Planning & Permitting Services  
Architect: Henry Lenny  
Business Name: El Encanto Hotel

(The project site has been designated a Structure of Merit. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing **operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner**. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 5 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

**(Preliminary Approval is requested for the back of the house cottages and the underground parking structure in the Northwest corner as approved by Planning Commission on September 10, 2009, per PC Resolution 034-09.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**